



## Real Estate Sales Specialists

*Setting the trend for how Real Estate is sold in the Midwest.*

**www.BarnesRealty.com**

18156 Hwy 59  
Mound City, MO 64470  
(660) 442-3177

1711 Oregon  
Hiawatha, KS 66434  
(785) 742-4580

1708 Prairie View Rd, Suite B  
Platte City, MO 64079  
(816) 219-3010

### ***Beauty Salon, 2141 St. Joseph Avenue, St. Joseph, MO***

***This cute little shop is in a GREAT commercial location right on St. Joe Avenue and happens to be a very highly traveled street with great potential cliental!! It was formerly a Beauty Shop and it is selling furnished as one but could easily be used as any small business! There is currently a Lease with yearly advertising income on billboards located on the property to transfer to new the Owner! Offered at a great price, awesome location, and a great opportunity!! Call today!***

#### **LOCATION:**

Shop is located near the intersection of St. Joseph Ave. and E Highland Ave. in St. Joseph, MO.

#### **PRICE:**

\$65,000.00

#### **IMPROVEMENTS:**

4 Beauty stations w/ chairs  
Pedicure chair/station  
Waiting area w/ chairs  
Two private rooms formerly used for tanning  
Basement storage  
Plenty of multi car parking around building  
Security system

#### **TAXES:**

2017 taxes were \$864.36

#### **RENTAL STATUS:**

Property is available for possession at the time of closing.

#### **LISTING AGENT:**

Billie Paul Sharp  
(660) 572-0029 or [bpsharp@barnesrealty.com](mailto:bpsharp@barnesrealty.com)

#### **BROKER PARTICIPATION:**

Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of the property on terms satisfactory to the current Owners. Brokers should call our office for details of our Co-Brokerage Policy.

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This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

All inquiries, inspections, appointments, and offers must be sent through:

**RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**

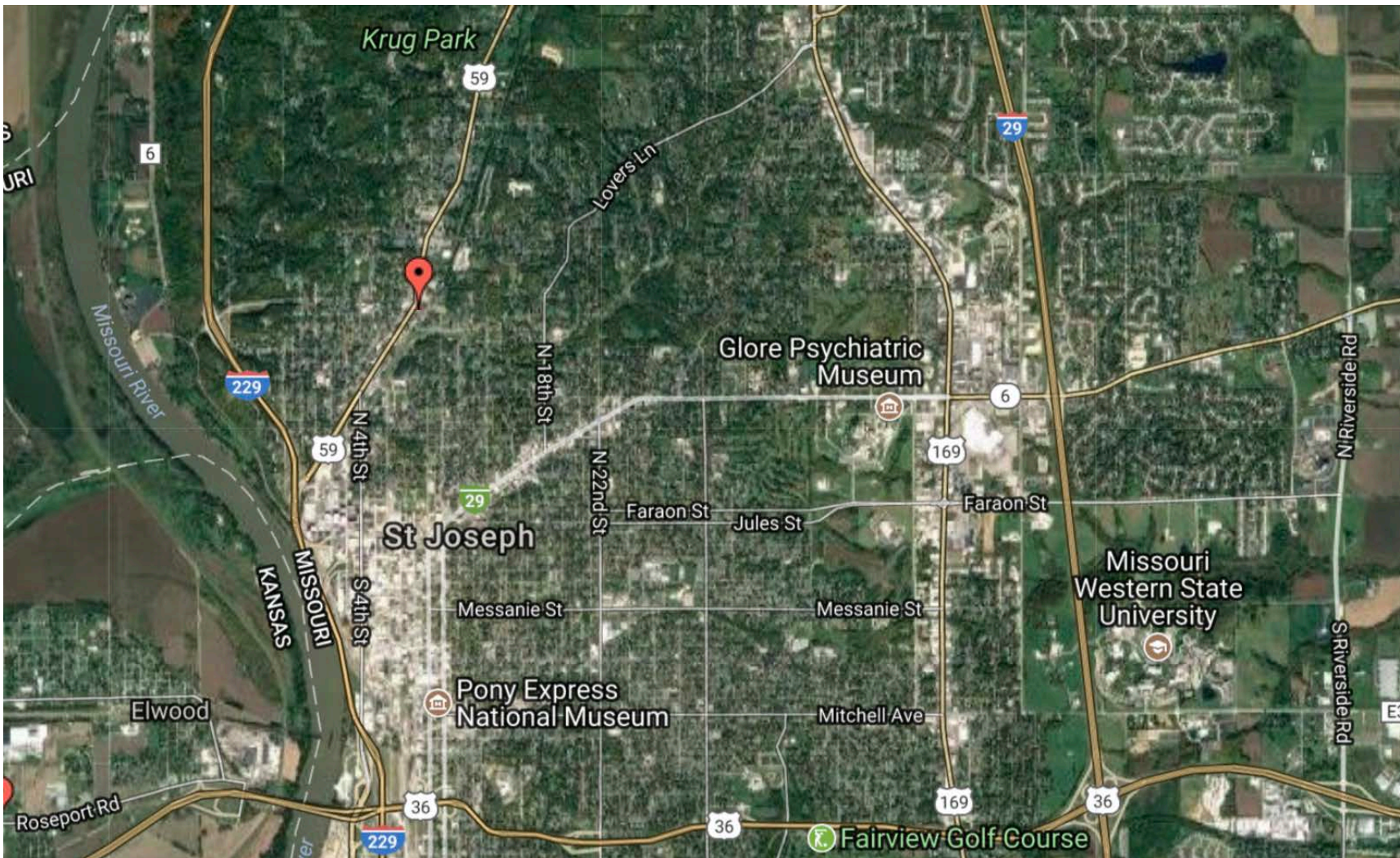




*Beauty Salon, 2141 St. Joseph Avenue, St. Joseph, MO*  
*Google Aerial*



*General Location*





***Beauty Salon, 2141 St. Joseph Avenue, St. Joseph, MO***  
***Driving Map***



***Tax Map***





*Beauty Salon, 2141 St. Joseph Avenue, St. Joseph, MO*  
*Photos*

